176.0	0006	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	661,500 /	661,500
					USE VALUE:	661,500 /	661,500
					ASSESSED:	661,500 /	661,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRENNAN NANCY
Owner 2:	WOLIN DAVID
Owner 3:	
Street 1:	99 HIBBERT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAST JERREL H -
Owner 2:	NGUYEN HUYEN-MINH -
Street 1:	99 HIBBERT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,600 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1918, having primarily Aluminum Exterior and 1217 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3600.000	291,900		369,600	661,500
Total Card	0.083	291,900		369,600	661,500
Total Parcel	0.083	291,900		369,600	661,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 543.55 | /Parcel: 543.5

Legal Description

User Acct 118492

GIS Ref

GIS Ref

Insp Date 08/14/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 176.0-0006-0010.0

!13772!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	291,700	0	3,600.	369,600	661,300	661,300	Year End Roll	12/18/2019
2019	101	FV	247,000	0	3,600.	364,300	611,300	611,300	Year End Roll	1/3/2019
2018	101	FV	248,000	0	3,600.	279,800	527,800	527,800	Year End Roll	12/20/2017
2017	101	FV	248,000	0	3,600.	264,000	512,000	512,000	Year End Roll	1/3/2017
2016	101	FV	248,000	0	3,600.	242,900	490,900	490,900	Year End	1/4/2016
2015	101	FV	234,300	0	3,600.	227,000	461,300	461,300	Year End Roll	12/11/2014
2014	101	FV	234,300	0	3,600.	209,100	443,400	443,400	Year End Roll	12/16/2013
2013	101	FV	234,300	0	3,600.	209,100	443,400	443,400		12/13/2012

PRINT

Date	Time
12/11/20	03:40:49

LAST REV

Date	Time
10/07/20	13:57:36
jorourke	
13772	

USER DEFINED

Prior Id # 1:	118492
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAST JERREL H,	75126-536	1	7/15/2020		635,000	No	No		
CRANE JAMES	49558-201		6/5/2007		420,000	No	No		
WILSON-WIRTH CO	41481-40		11/21/2003		390,000	No	No		
HOLLMAN TRACEY	30314-96		6/18/1999		270,500	No	No		
WALKER PAMELA	23525-592		8/11/1993		112,500	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
8/14/2018	Inspected	CC	Chris C
7/7/2018	MEAS&NOTICE	BS	Barbara S
11/1/2008	Meas/Inspect	345	PATRIOT
4/20/2004	MLS	HC	Helen Chinal
3/4/2000	Inspected	197	PATRIOT
12/16/1999	Measured	276	PATRIOT
8/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3600		Sq. Ft.	Site		0	70.	1.47	6									369,601						369,600	

Total AC/HA: 0.08264 | Total SF/SM: 3600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 369,601 | Spl Credit | Total: 369,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1918	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.06622612
Adj $ / SQ:	187.123
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358634
Depreciation:	66706
Depreciated Total:	291928

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

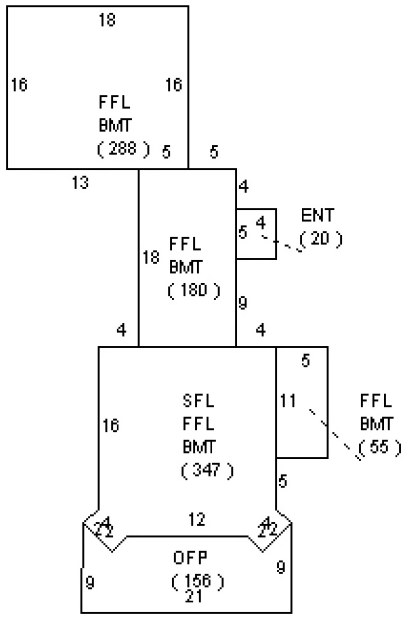
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.12
Special Features:	0	Val/Su Net:	128.99
Final Total:	291900	Val/Su SzAd	239.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	870	56.140	48,839
FFL	First Floor	870	187.120	162,797
SFL	Second Floor	347	187.120	64,932
OFP	Open Porch	156	28.870	4,504
ENT	ENTRY	20	28.150	563

Net Sketched Area:	2,263			Total:	281,635
Size Ad	1217	Gross Are	2263	FinArea	1217

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	